

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2012**

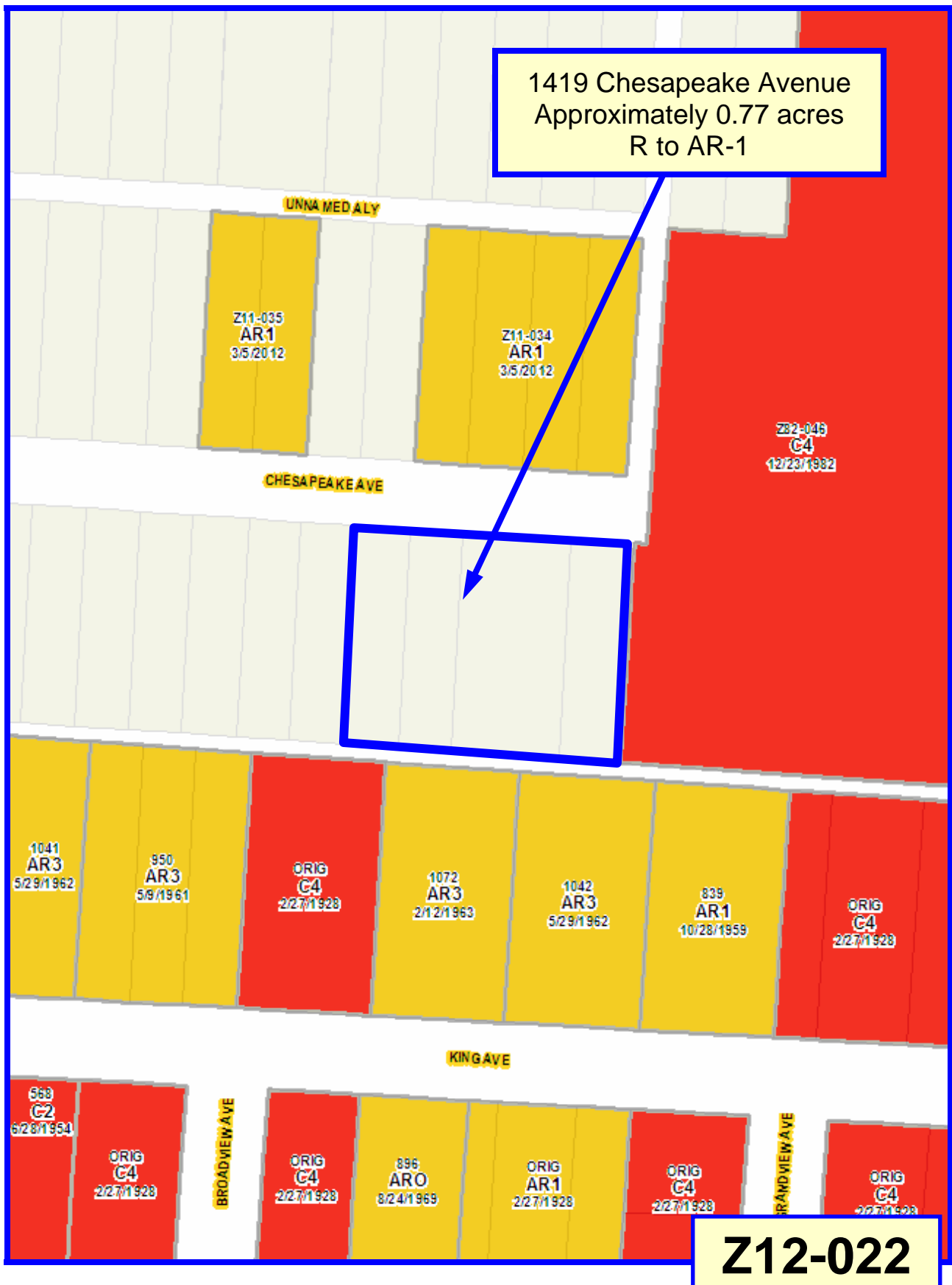
- 5. APPLICATION: Z12-022 (12335-00000-00170)**
Location: **1419 CHESAPEAKE AVENUE (43212)**, being 0.77± acres located on the north side of Chesapeake Avenue, 940± feet east of North Star Road (130-002455; 5th by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District.
Proposed Use: Twenty-four-unit residential development.
Applicant(s): Metropolitan Holdings LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725, Columbus, OH 43215.
Property Owner(s): Linda Guy P. Williams Jr., et al; 1387 Chambers Road; Columbus, OH 43212.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

- The 0.77± acre site is comprised of a single-unit dwelling and three vacant lots recently annexed from Clinton Township. The applicant requests the AR-1 Apartment Residential District to allow a twenty-four-unit residential development. Companion CV12-014 is also requested to vary the perimeter yard and allow 4 two-unit carriage dwellings to be developed within a multiple dwelling development.
- To the north is a two-unit dwelling development under construction in the AR-1, Apartment Residential District. To the east is a grocery store in the C-4, Commercial District. To the south are apartment buildings in the AR-3, Apartment Residential District, and an office building in the C-4, Commercial District. To the west is a single-unit dwelling in Clinton Township.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location, and supports carriage house development if it abides by the Plan's density and design considerations.
- The site is located within the boundaries of the Fifth by Northwest Area Commission whose recommendation is for approval of the requested AR-1, Apartment Residential District.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed AR-1, Apartment Residential District will allow multi-unit residential development with a density that is similar to residential developments along King Avenue and Chambers Road, and projects currently under construction along the north side of Chesapeake Avenue. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*.



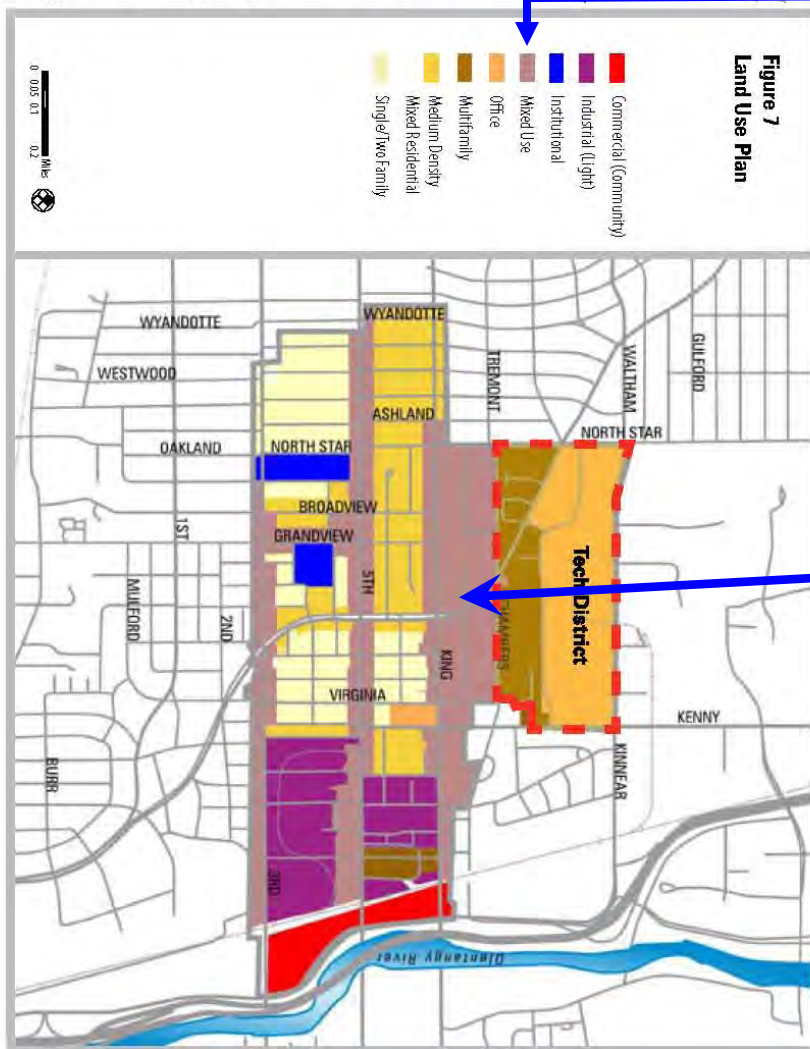


1419 Chesapeake Avenue

Policy:
Mixed use development should be common on Fifth Avenue and Grandview Avenue, and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).





Example of open space area developed as part of a multifamily development.

Policy:

A neighborhood park, community park or recreation facility (public or private) should be located within one-half mile of all residents.

Guidelines/Strategies:

- Where feasible, consideration should be given to the joint use of schools, churches, and recreational facilities.
- As development occurs within the planning area, opportunities to develop parks and include green space should be explored.
- Opportunities to enhance connections to adjacent recreation areas and green space should be explored.
- Wherever feasible, new housing developments should provide for on-site open space to meet the passive recreation needs of the development's occupants.

Principle 2:

Neighborhoods will have an increased range of housing options.

The sustainability of each neighborhood is enhanced when a full range of housing options is provided to current and future residents. People from a variety of economic backgrounds should be provided options for owning or renting their home. Ensuring that people can live in their chosen neighborhood throughout their lives because of a broad range of housing options is important to maintaining the long term stability of each neighborhood. Mixing housing types and products can also provide for a stronger and more stable housing market overall. Future housing development in the Fifth by Northwest neighborhood, particularly multifamily housing on the planning area's primary corridors offers the opportunity for the development of future entry level, "empty nester", and workforce housing that can take advantage of close proximity to employment centers and transit service.

Policy:

New residential developments should offer a range of housing types, sizes, and price points.

Guidelines/Strategies:

- New development on Fifth Avenue, Grandview Avenue (south of Fifth), Third Avenue, and King Avenue should include residential products that include entry level, "empty nester" or workforce housing.
- Where adequate space is available, an accessory structure, such as a backyard apartment over a garage (or a carriage house) may be considered to expand the range of housing options, but abide by the density and design considerations given in this plan to ensure that areas with single family homes maintain their current overall character.



Example of an apartment over a garage.





REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME 5th & NW Area Commission MEETING DATE 5-1-12
CASE NUMBER 212-020 / CV12-014 Case Type ☒ Council Variance ☒ Rezoning
ZONING ADDRESS 1419 Chesapeake Ave. APPLICANT Metropolitan Holdings LLC
PERSON[S] REPRESENTING APPLICANT AT MEETING David Hodge Mark Velazquez

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

Applicant Response

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
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Recommendations

☐ Approval ☐ Disapproval ☐ Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 6 Against 1 absent

Signature / Title of Authorized Representative Bruce Schultz

Daytime Phone Number 614-488-1110

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/08/11